



**Town of Moultonborough  
Office of Development Services  
6 Holland Street  
(603) 476-2347**

June 26, 2014

Amanda J. Verbanic & William J. Taylor, II  
60 Dale Road  
Sandwich, NH 03227

***Re: Site Plan Approval and Conditional Use Permit, Tax Map 169, Lot 68***

Dear Ms. Verbanic & Mr. Taylor:

At their regular meeting held on Wednesday, June 25, 2014, the Planning Board approved your application for Site Plan Review of Tax Map 169, Lot 68, located in the Commercial A Zoning District for the demolition of the existing structure (known as Center Harbor Diner) and rebuild of approximately the same sized building in approximately the same location, while improving drainage and wetlands. A Conditional Use Permit was also granted for the proposed construction in the second 25 feet of the wetland buffer as part of this approval.

The site plan approval has the following conditions to be completed prior to the Chair signing the plan:

1. Add bollards around the LP tank fill standpipe.
2. Revise Note #1 (Plan Intent) to include 99 seats per State Assembly Permit and to include the permit number in the note.
3. That the final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format such as .dwg or .dxf.

...and the following condition subsequent to the signing of the plan:

4. That the five specific and eight general conditions of the Wetlands and Non-site specific permit #2013-03225 be adhered to as part of this site plan approval.

The Board granted waivers for the requirement to depict striping, signage, curb stops or other means of identifying parking spaces; to not calculate the number of parking spaces required; to not depict the location of existing/proposed accessways and fire lanes; and to not provide a traffic impact analysis memo.

If you have questions or comments in this matter please contact me at 476-2347.

Yours truly,

A handwritten signature in black ink, appearing to read "Bruce W. Woodruff", with a long horizontal flourish extending to the right.

Bruce W. Woodruff  
Town Planner

Cc: Don Cahoon, Code Enforcement Officer  
Gary Karp, Town Assessor  
Map Lot Document File  
Dave Dolan, David M. Dolan Associates, P.C.